

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



March 7, 2024

Jerry Richmond
Integrity Land Ventures, LLC
7200 S Alton Way
Centennial, CO 80112

Re: Second Submission Review – Harvest Crossing PA 2 - Site Plan, Master Plan Amendment, and Plat
Application Number: **DA-1786-04**
Case Numbers: **2023-4025-00; 2023-3061-00; 2005-7007-04**

Dear Mr. Jerry Richmond:

Thank you for your second submission, which we started to process on Tuesday, February 20, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, April 10, 2024. The next submission must include the Traffic Study and Public Art to move to review.

Please email your case manager following the upload. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Allison Hibbs Plan West 767 Santa Fe Drive Denver, CO 80204
Ariana Muca, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\DA 1786-04rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$ at recordation.
- Please submit the Traffic Study and Public Art Plan.
- Greencourt standards and requirements to have 30' of useable amenity space (Planning).
- Trees being provided for the front yards of the duplexes and in connection with the townhomes could be problematic given the proposed setback at 13' and the 10' utility easement encompassing most of the 13' setback. Staff does not want to see any loss to tree canopy due to utilities (Landscape).
- The entire eastern ROW of Harvest Road needs to be shifted east (along with the detention pond), per December 9, 2023, email. This will potentially significantly impact the site plan (Public Works).
- Several sections will need to be updated or revised to accommodate changes in the surrounding street network. A meeting with Public Works and Traffic is advised.
- Xcel comment attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments received.

2. Completeness and Clarity of the Application

- 2A. Architectural elevations are required at site plan submission for single-family attached (townhome) products. Single and two-family dwellings may submit for architectural review with building permit. Please include this information before building permits and site plan recording.
- 2B. Several items are still missing from this submittal. The traffic study, public art plan, and building elevations are required for review. Additional reviews will be required prior to scheduling this application for decision to ensure that significant issues have been resolved.

Public Improvement Plan

- 2C. Please update the Jewell Avenue street section to match the neighboring Parkland and Foundry sections.

Lot Typical

3 of 30

- 2D. Minor comment min 10' between buildings - should be min 5' please label the lot typical as such.

Site Plan

5 of 30

- 2E. Thank you for including the overall lot table, please see minor comments in the site plan redlines.
- 2F. Please differentiate between small lot duplexes and standard lot duplexes.
- 2G. It appears the small number is incorrect (believe it should be 252). When calculating the small lot count, note that greencourts are considered small lots, and only townhomes are excluded from the small lot count.

3. Architectural and Urban Design Issues

- 3A. No architecture was provided; therefore, no architectural review was provided under the first and second reviews.
- 3B. Please review the setbacks outlined in the table below. The site plan will need to be adjusted to accommodate these UDO standards, as the small lots still appear to be in conflict. Update the side setback for the small lots based on Table 4.2-6 of the UDO. The setbacks in the site plan set do not match code requirements and must be adjusted. See below for further details.



| Table 4.2-6 Minimum Building Setbacks for Small Residential Lot Development in Subarea C | | | |
|---|-----------------------------------|------------------------|--|
| Front-loaded Residential Product | Front [1] | Side | Rear |
| Dwelling, single-family detached, standard | House = 15 ft. Garage = 20 ft. | 5 ft. or building code | 10 ft. |
| Dwelling, single-family detached, small | House = 10 ft. Garage = 18 ft. | | |
| Dwelling, two-family (duplex) | | | |
| Alternate-Loaded Residential Product | | | |
| Dwelling, single-family detached | House = 10 ft. Porch = 5 ft. | 5 ft. or building code | Alley-Loaded = 3 ft. Green Court or Motor Court = per Section 146-4.2.3 |
| | | | Alley-Loaded = 3 ft. |
| Dwelling, two family (duplex) | | | |
| Dwelling, single-family attached dwelling, only alley loaded product permitted | | | End walls = 10 ft. Interior walls = 0 ft. |
| Notes: | | | |
| [1] Porches and stoops with a front setback of less than 10 ft. may not have a roof | | | |

3C.

| Setbacks see Section 146-4.2 of the UDO For Small Lot Developments | | | | |
|--|------------------------------|-------------------|------|---|
| | Front | Side | Rear | Square Footage Min |
| Front Loaded Duplex | House = 10' and Garage – 18' | 5' | 10' | 3,200 sf. |
| Alternate Loaded Duplex | House = 10' and Porch – 5' | 5' | 3' | 1250 sf. |
| Single Family Attached | House = 10' and Porch – 5' | 10' for end units | 3' | End units: 1,380 Interior units: 1,250 sf. |
| | | | | |

4. Greencourts, and Private Open Space

- 4A. On the site's northeast corner is a set of 5 greencourts facing a pond. The size of the greencourt from the lot to the pond wall is less than 30'. *A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater.* This green court will need to be expanded and programmed. Green courts require at least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. The northeast area is showing a bit of grade, and strategic programming will be very influential to the design. *Staff is still struggling with this set of greencourts. The grades for this area are extreme and staff questions the planting design and lack of amenities.*
- 4B. All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. This can be shown in the typical lot or as a note on the typical lot diagrams. *This comment will remain until building elevations are submitted.*

**5. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)*General Comment:*

- 5A. Do not use the matchline type along perimeters of the landscape plan sheets where they do not technically match to another sheet.

*Site Plan**Sheet 19*

- 5B. The area calculation for the detention pond landscaping is less than has been outlined on this sheet. The blue maintenance access has not been counted towards the required area for landscaping. See additional comment on Sheet 26.
- 5C. Why are both utilities being provided from the street? There appears to be a sanitary sewer line in the alley behind these lots that the lots along Jackson Gap Way could connect to. This is being done throughout this development. If the sewer connection is moved to the alley, then street trees would be possible along this stretch of the road. Work with Aurora Water on the required separation distances.

*Site Plan**Sheet 20*

- 5D. Why are both utilities being provided from the street? There appears to be a sanitary sewer line in the alley behind these lots that the lots along Jackson Gap Way could connect to. This is being done throughout this development. If the sewer connection is moved to the alley, then street trees would be possible along this stretch of the road. Work with Aurora Water on the required separation distances.

*Site Plan**Sheet 24*

- 5E. Update the tables per the comments provided.

*Site Plan**Sheet 25*

- 5F. Trees being provided for the front yards of the duplexes and in connection with the townhomes could be problematic given the proposed setback at 13' and the 10' utility easement encompassing most of the 13' set back. There is only three feet from the utility easement to the front facade of the buildings. The trees listed in the plant schedule on this sheet will get too large for such a tight space and consideration should be given to the fact that there will be trees in the curbside landscape that likely when mature, will be in the 20'-25' width range. If possible for the townhomes, locate the required trees to the sides of the units where there may be more of a separation between groups of buildings to perhaps allow for the installation of the trees. Otherwise an adjustment should be considered. Duplex front yards again, may not be able to accommodate a front yard tree given the setback and utility easement proposed. *Please be advised that for typical lot sizing not having front lot trees would be a code adjustment.*
- 5G. While the plant material has been called out as ornamental grass, evergreen tree etc., please still include a legend on this sheet. Also include the plant symbology with the recommended residential plant list as well.
- 5H. Update the lot typicals per the comments provided.

*Site Plan**Sheet 26*

- 5I. Update the tables per the comments provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**6. Addressing** (Phil Turner / 303-739-7271 / pturner@auroragov.org)

No further comments.

7. Civil Engineering (Kendra Hanagami / (303) 739-7295 / khanagam@auroragov.org)*PIP**1 of 2*

- 7A. New comment based on new information: Please include in rev cloud to match updated typical section down to E Warren Pl.



7B. Advisory comment: These 7' parking lanes will be used as bike lanes along Kewaunee Street. This should apply from Warren Pl to Yale Avenue.

7C. Add note to this section: The Infrastructure Site Plan for Jewell Avenue would supersede interim and ultimate conditions along the frontage of this project.

Site Plan

2 of 30

7D. Remove "existing" from these labels.

Sections

3 of 30

7E. Add note to this and all relevant pages (typ. ALL): The Infrastructure Site Plan for Jewell Avenue would supersede interim and ultimate conditions along the frontage of this project.

Site Plan

4 of 30

7F. Repeat Comment that could have significant layout impacts dependent on city review of TIS:

7G. ROW for this section needs to match the traffic needs.

7H. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023 email.

Site Plan

5 of 30

7I. Repeat Comment that could have significant layout impacts dependent on city review of TIS:

7J. ROW for this section needs to match the traffic needs.

7K. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023 email.

7L. New Comment based on new information: Should this be "S Irvington St" to match the plat?

Site Plan

6 of 30

7M. Repeat Comment that could have significant layout impacts dependent on city review of TIS: ROW for this section needs to match the traffic needs.

7N. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023, email.

7O. New Comment based on new information: Should this be "S Irvington St" to match the plat?

Site Plan

8 of 30

7P. Provide Sidewalk on the north side of E Pacific Avenue and along E Harvest Road (gap) per typical street sections.

7Q. New Comment based on new information: Should this be "S Irvington St" to match the plat?

Site Plan

9 of 30

7R. Provide Sidewalk on the north side of E Pacific Avenue and along E Harvest Road (gap) per typical street sections.

7S. Repeat Comment: Add linework for coordinated receiving ramps in alignment with Harvest Crossing ramps.

Please coordinate/add receiving ramps and ensure appropriate ramp alignment with the Foundry Development, typ. All

Site Plan

11 of 30

7T. Repeat Comment that could have significant layout impacts dependent on city review of TIS: ROW for this section needs to match the traffic needs. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023 email.

7U. New Comment based on new information: Should this be "S Irvington St" to match the plat?

Site Plan



12 of 30

- 7V. New comment based on new information: Add a maximum height from finish grade to top of wall. Per plan callout, it appears to be 3.5' max.
- 7W. New comment based on new information: Please change the word "designed" to "submitted". This is due to the retaining wall supporting detention pond.
- 7X. New Comment based on new information: Should this be "S Irvington St" to match the plat?

Site Plan

13 of 30

- 7Y. Provide Sidewalk on the north side of E Pacific Avenue and along E Harvest Road (gap) per typical street sections.

Site Plan

14 of 30

- 7Z. Provide Sidewalk on the north side of E Pacific Avenue and along E Harvest Road (gap) per typical street sections.
- 7AA. Repeat Comment:

Add linework for coordinated receiving ramps in alignment with Harvest Crossing ramps.

Please coordinate/add receiving ramps and ensure appropriate ramp alignment with the Foundry Development, typ. All

Site Plan

15 of 30

- 7BB. Should this be Detention Pond B1? Please be consistent with naming.
- 7CC. Should this be Detention Pond C? Please be consistent with naming.

Landscape

28 of 30

- 7DD. Callout on sheet 12 shows a max height of 3.5' and this shows a max height of 3'. Please revise to be accurate.
- 7EE. Should this be Detention Pond C? Please be consistent with naming.
- 7FF. Please update the retaining wall detail.

29 of 30

- 7GG. 6. Photometrics for public street lighting will be submitted and checked during civil plan submittal.

Plat

2 of 9

- 7HH. Advisory Comment: This ROW should actually be 70' down to Warren per the updated PIP and typical sections in the site plan.
- 7II. Repeat Comment that could have significant layout impacts dependent on city review of TIS: ROW for this section needs to match the traffic needs. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023 email.

Plat

3 of 9

- 7JJ. New Comment based on new information: Should this be "S Irvington St" to match the plat? (typ. All).
- 7KK. Repeat Comment that could have significant layout impacts dependent on city review of TIS: ROW for this section needs to match the traffic needs. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023 email.

Plat

4 and 6 of 9

- 7LL. New Comment based on new information: Should this be "S Irvington St" to match the plat? (typ. All).



8. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

Site Plan

6 of 30

- 8A. REPEAT COMMENT, Intersection Sight Triangles needed at this intersection.
- 8B. REPEAT COMMENT, TIS on this approach indicates a need for a dual northbound left turn lane. Geometry shown here with the included curb line appears to not provide room to accommodate a dual left turn lane. TIS either needs to evaluate a single northbound left (and show it to operate acceptably), or a dual left turn lane needs to be shown on this plan.

Site Plan

7 of 30

- 8C. Add sign R3-5R.

Site Plan

8 of 30

- 8D. Relocate to be within 50' of western curb ramp.
- 8E. Illustrated sight triangle does not look to match requirement.

Site Plan

16 of 30

- 8F. Intersection Sight Triangle per COA's Roadway Design Manual, TE-13.1.

9. Utilities (Alicia Caton / acton@auroragov.org / Comments in red)

- 9A. This conformance letter is still being reviewed against the MUS.

Site Plan

6 of 30

- 9B. Repeat Comment: Show the required maintenance access into the bottom of the pond and the forebay.

Site Plan

7 of 30

- 9C. Provide width of the maintenance path.

Site Plan

12 of 30

- 9D. Repeat comment: Connect to existing 12" stub. Denote the tee in gray scale to show it is existing.

Site Plan

14 of 27

- 9E. Run 8" water main from Road A to E Pacific Ave.

Site Plan

17 of 27

- 9F. Water service laterals and meters must maintain a distance of 5' from the base of trees.

Traffic Letter

- 9G. No submitted.

10. Aurora Water – TAPS Office (Melody Oestmann / moestman@auroragov.org)

- 10A. Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$.

- 10B. *Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan Cover Sheet

1 of 30

- 11A. See note to update the IRC to IBC.
- 11B. Show accessible parking in the data block.

Site Plan Notes

2 of 30



11C. See comment to show the fire hydrant setback.

Site Plan

6 of 30

11D. See note to provide accessible parking signage.

11E. See signage details and notes.

11F. Please show and label the mail kiosks.

11G. See comment to label the water, access & sanitary easements.

11H. See comment to verify the easements are consistent on all sheets.

Site Plan

7 of 30

11I. See comment to label the water, access & sanitary easements.

Site Plan

8 and 9 of 30

11J. See notes to verify all easements are consistent.

Utility Site Plan

11 of 30

11K. Please label the fire lane easements.

Utility Site Plan

12 of 30

11L. See note for mail kiosk.

11M. Please label the fire lane easements.

Utility Site Plan

13 and 14 of 30

11N. Please label the fire lane easements.

Landscape Site Plan

16 of 30

11O. Please label the fire lane easements.

Photometric Plan

29 of 30

11P. Please label the fire lane easements.

Plat

11Q. See comment to label the fire lane easements. The site & plat easements must be consistent.

12.Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

12B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

12C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

12D. Missing Reception Numbers must be filled in with recorded reception number prior to plat acceptance (Typical)

12E. See the red line comments on the plat and site plan.

Site Plan

6 of 27

12F. Plat also calls for U.E.? Be consistent between plat and site plan with easement labels?

Plat



1 of 9

12G. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Missing Reception Numbers must be filled in with recorded reception number prior to plat acceptance (Typical).

See the red line comments on the plat and site plan.

Plat

2 of 9

12H. This needs to be dedicated as ROW per referenced agreement?

12I. Remove Logo from North arrow per COA 2023 Subdivision Plat Checklist Item #1.
Please do not add the Company Logo to the plat border, north arrow or signature blocks.

Plat

3 of 9

12J. "Dedicated to the City of Aurora as Street Right-of-Way sq. feet" See COA 2023 Subdivision Plat Checklist Item #18.

12K. Include recording numbers

12L. Site Plan shows Reception Number E2110926?

12M. Site Plan calls for drainage easement? Be consistent between plat and site plan with easement labels.

12N. Site plan calls for the existing easement to be vacated and shows a traffic signal equipment easement in this area?

12O. This needs to be dedicated as ROW per referenced agreement?

12P.

Plat

4 of 9

12Q. Site Plan shows Fire Lane Easement?

12R. Add legend.

12S. Include fire lane.

Plat

5 of 9

12T. Include fire lane.

12U. Add legend.

12V. Site Plan calls for traffic signal equipment easement?

Plat

6 of 9

12W. Include fire lane.

12X. Add legend.



15.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 28, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Ariana Muca

**Re: Harvest Crossing PA-2 and Subdivision Filing No. 2 - 2nd referral
Case # DA-1786-04**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Harvest Crossing PA-2 and Subdivision Filing No. 2 - 2nd referral**. It may be problematic for the natural gas distribution mains to be located in the center of the alley in the shared green court lots. These utilities may occupy the alley, but proper clearances need to be maintained.

Will the gas meters possibly be banked?

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com